019.0	0002	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	948,100	/	948,100
USE VALUE:	948,100	/	948,100
ASSESSED:	948,100	/	948,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		BAY STATE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAOLILLO JOHN S/LISA M	
Owner 2:		
Owner 3:		
Street 1:	64 BAY STATE RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	BONGIORNO ROBERT JR -
Owner 2:	BONGIORNO LAURA -
Street 1:	64 BAY STATE RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 6,175 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1945, having primarily Vinyl Exterior and 1789 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6175.000	433,600		514,500	948,100
Total Card	0.142	433,600		514,500	948,100
Total Parcel	0.142	433,600		514,500	948,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 529.96 | /Parcel: 529.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 13844

GIS Ref

GIS Ref

Insp Date 01/27/17

!1632!

PREVIOUS ASSESSMENT

Parcel ID: 019.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	433,600	0	6,175.	514,500	948,100	948,100	Year End Roll	12/18/2019
2019	101	FV	309,500	0	6,175.	665,800	975,300	975,300	Year End Roll	1/3/2019
2018	101	FV	309,500	0	6,175.	423,700	733,200	733,200	Year End Roll	12/20/2017
2017	101	FV	300,600	0	6,175.	387,400	688,000	688,000	Year End Roll	1/3/2017
2016	101	FV	300,600	0	6,175.	314,700	615,300	615,300	Year End	1/4/2016
2015	101	FV	288,600	0	6,175.	314,700	603,300	603,300	Year End Roll	12/11/2014
2014	101	FV	288,600	0	6,175.	286,900	575,500	575,500	Year End Roll	12/16/2013
2013	101	FV	288,600	0	6,175.	273,000	561,600	561,600		12/13/2012

PRINT

Date	Time
12/10/20	17:12:28

LAST REV

Date	Time
04/04/19	09:15:52

apro

1632

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BONGIORNO ROBER	1319-23		4/28/2006		610,000	No	No		
DACEY DENNIS J	1289-130		8/26/2004		560,000	No	No		
DACEY DENNIS J	1220-19		4/14/2000	Family	281,250	No	No	4	
	805-8		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	13844
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/3/2016	126	Redo Bas	11,250		2/3/2016			12 x 16 finish bas
1/27/2003	50	Redo Kit	27,000					

ACTIVITY INFORMATION

Date	Result	By	Name
1/27/2017	Measured	DGM	D Mann
1/27/2017	Permit Visit	DGM	D Mann
5/5/2009	Meas/Inspect	372	PATRIOT
11/1/1999	Inspected	267	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	263	PATRIOT
8/25/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6175		Sq. Ft.	Site		0	85.	0.98	2									514,461						514,500	

Total AC/HA: 0.14176 | Total SF/SM: 6175 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 514,461 | Spl Credit | Total: 514,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1945	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.30996227
Const Adj.:	0.99989998
Adj $ / SQ:	176.827
Other Features:	90750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	486065
Depreciation:	52495
Depreciated Total:	433570

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

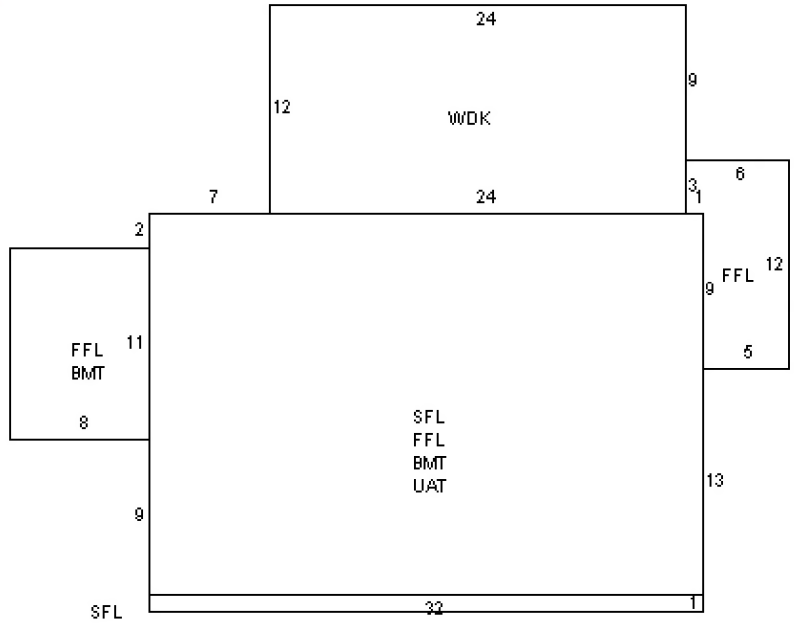
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	194.51
Special Features:	0	Val/Su Net:	152.30
Final Total:	433600	Val/Su SzAd	272.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	855	176.830	151,187
BMT	Basement	792	68.960	54,618
SFL	Second Floor	736	176.830	130,145
WDK	Deck	288	9.470	2,728
UAT	Upper Attic	176	70.730	12,449
	Net Sketched Area:	2,847	Total:	351,127
Size Ad	1591	Gross Are	3375	FinArea 1789

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	25	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 019.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	